

**FY 2013 COMMUNITY DEVELOPMENT PROGRAM
Staff Report**

Project: HOME Program Tenant-Based Rental Assistance Program Housing and Redevelopment Authority (HRA)				Application Number: 14-HM-01, Page 153		
Consolidated Plan Objective: Table 2C, Objective #3, “Provide tenant based rental assistance to homeless individuals and families.”						
FY 2014 Goal: 20 Households		Amount Requested: \$125,000 HOME \$ 11,450 HOME Admin.		Performance Indicator: Households		
Previous Awards and Spending Rates (as of 3/31/12 in the 2011 CAPER):						
	Award	Expended	Balance	Goal	Actual	(Verified) %LMI
2012	\$136,450	\$136,450	0	20	26	100%
2011	\$104,500	\$91,065	\$13,435	17	27	100%
2010	\$37,000	\$37,000	0	8	11	100%

1. Consolidated Plan Priority

Con Plan Community Development Goals:

- Objective #3, "Provide tenant based rental assistance to homeless individuals and families."

Priority Community Development Needs:

- Tenant Based Rental Assistance for the homeless is identified as HIGH priority under the Consolidated Plan and under the 10-Year Plan to End Homelessness.

2. Project Readiness

- This is an on-going project that targets harder to house homeless persons and draws from the existing HRA waiting list.
- Additional Actions Needed: None

3. Project Impact and Delivery

Achievement of Expected Results:

- The application describes the significance of this need for housing for the homeless and results are realistic and reasonable.

Target Clientele:

- 100% participants will be low income, homeless individuals and families.

Outcome Measurements:

- HRA's TBRA program has annually exceeded its service goal of providing housing for the homeless. An outcome of the TBRA program is that people move to the Section 8/Housing Choice voucher program, which will free up resources to house additional homeless families.

Number of Persons/Households to Benefit:

- The 2014 goal of serving 20 homeless households results in a home per unit cost of \$705 per household.

Business/Operations Plan Approach:

- This section was identified as N/A in the application.
The overall application addresses a critical need for affordable housing for low-income and housing for harder-to-house homeless families. The added value is that households later receive a Section 8 voucher and the TBRA assistance is then passed on to another homeless family.

4. Financial Considerations

Sufficiency and Leveraging of Resources:

- There are < \$1 for every dollar requested (<1:1 ratio)
- Funds not secured are the HOME program funds (80%)

Fiscal Support and Viability:

- No audit findings and applicant appears to have more than sufficient amount of financial resources necessary to assure the operating viability of this project.

Project Budget Detail/Use of Funds:

- The budget appears accurate and adequately detailed for this program.
- Use of funds and program activities are complete and clearly documented.

5. Applicant Attributes

Project /Program Management Ability and Capacity:

- The applicant has clearly demonstrated that they possess the necessary qualifications, experience and capacity to operate the program.

Past Performance/Experience:

- The applicant has extensive experience with state and federal grant funds, and CDBG and HOME funds allocated to this agency have been well managed.

Quality of Application:

- The application is adequately written, includes observations and conclusions to support need.

BONUS POINTS

Collaborative or Joint Application: **Not Applicable**